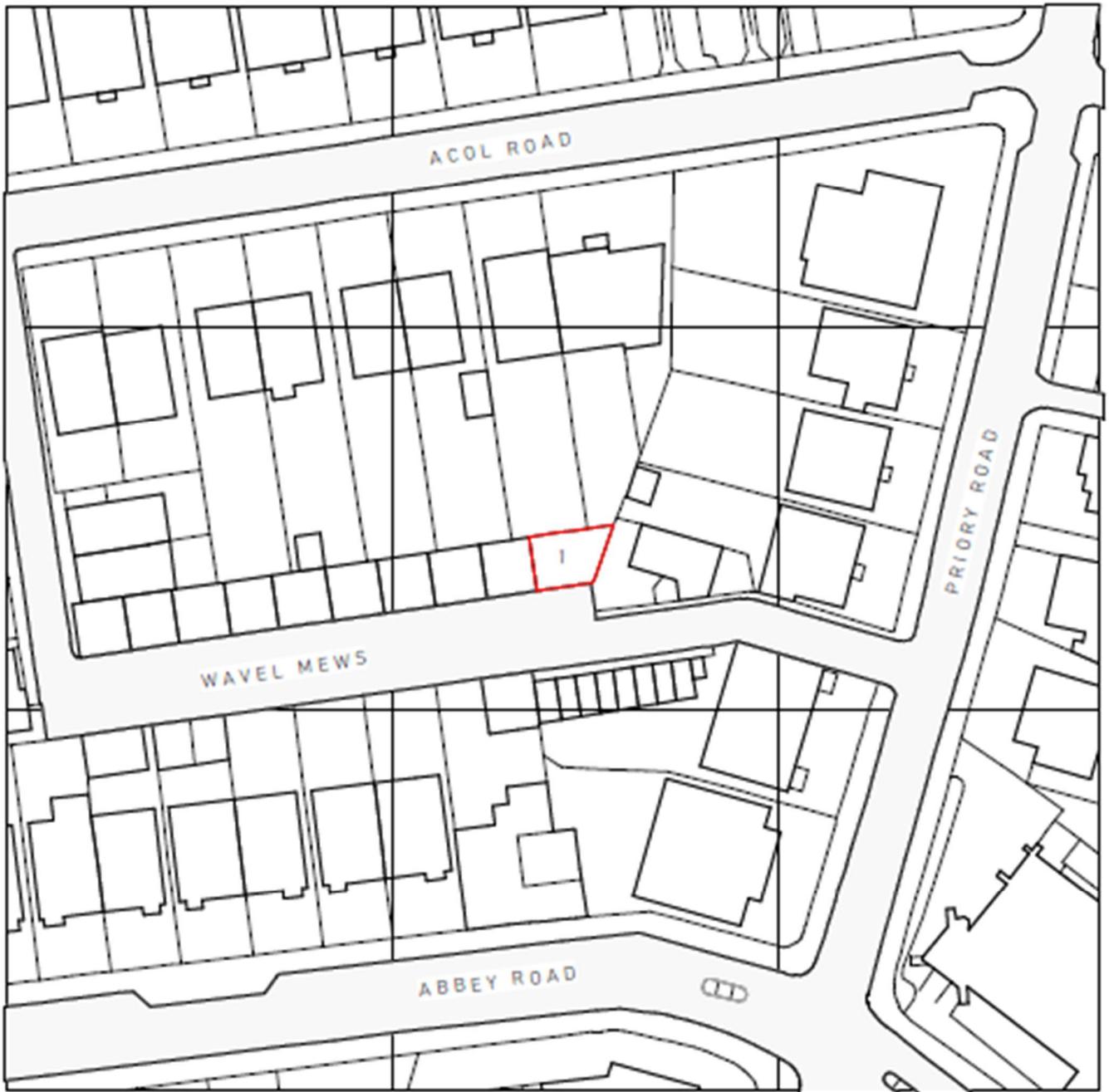


2025/4549/P 1 Wavel Mews, London



Site Photographs 2025/4549/P



Figure 1: Aerial photograph



Figure 2: Street Views



Figure 3: Street Views



Figure 4: Aerial photograph

DRAWINGS

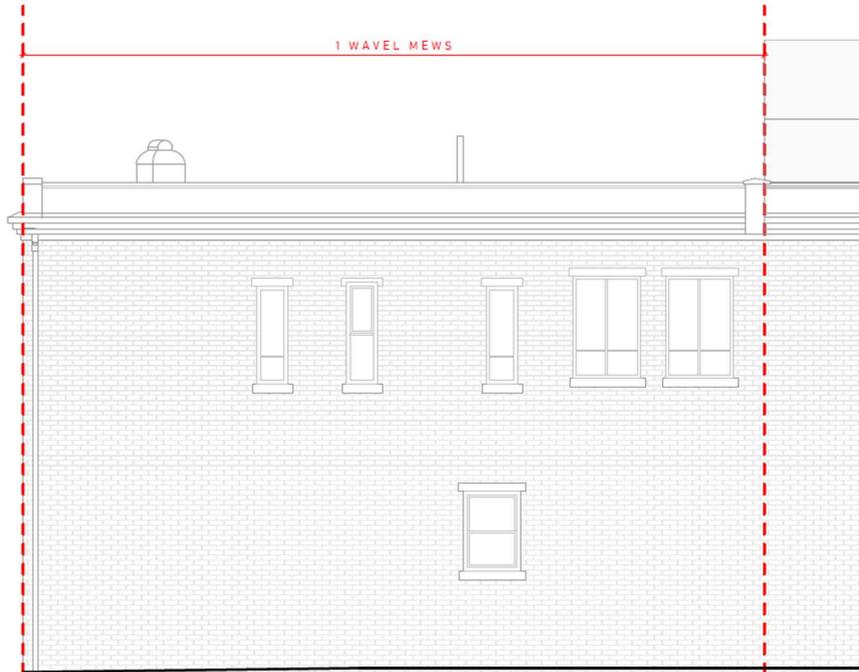


Figure 5: Existing Rear Elevation

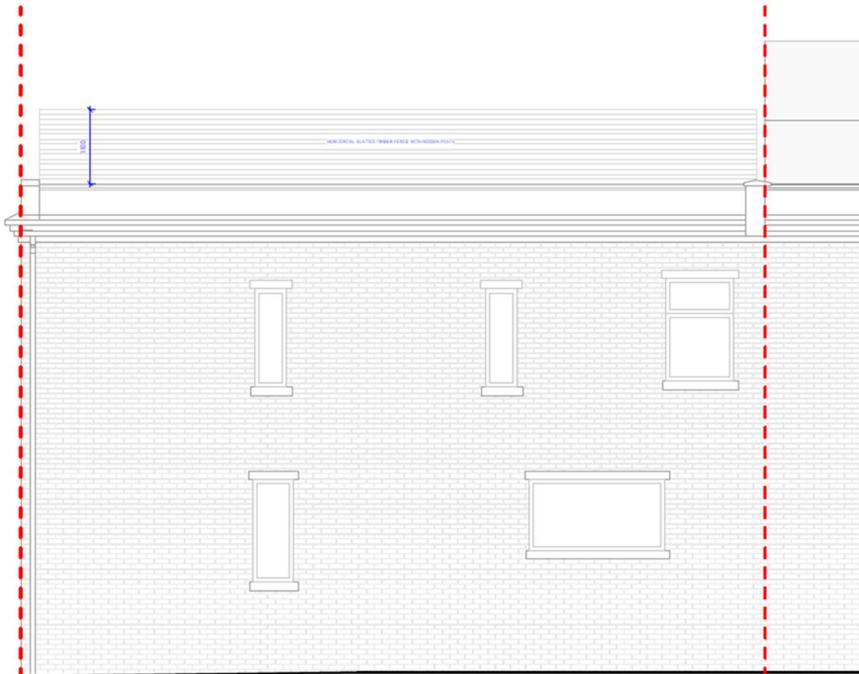


Figure 6: Proposed Rear Elevation



V. Description Date By PROJECT No. CLIENT

Figure 7: Existing Front elevation



Figure 8: Proposed Rear Elevation

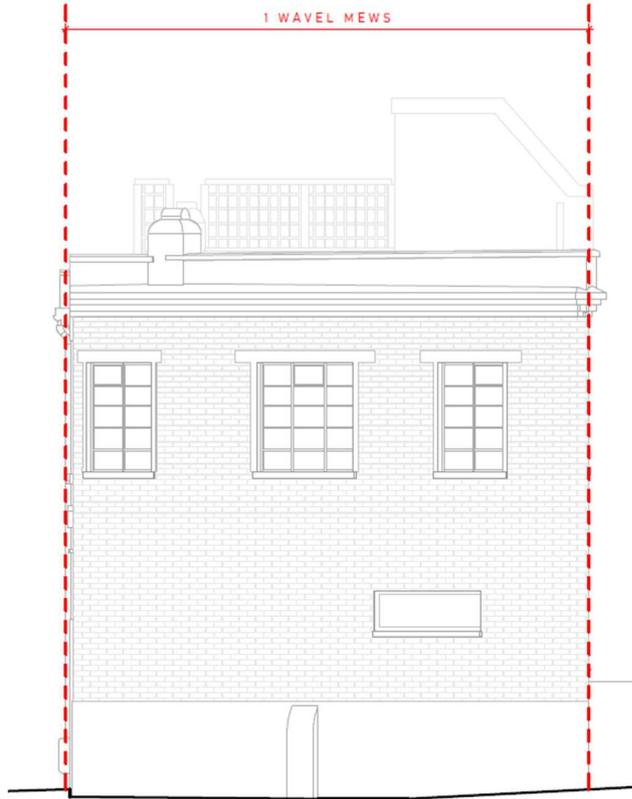


Figure 9: Existing Side elevation

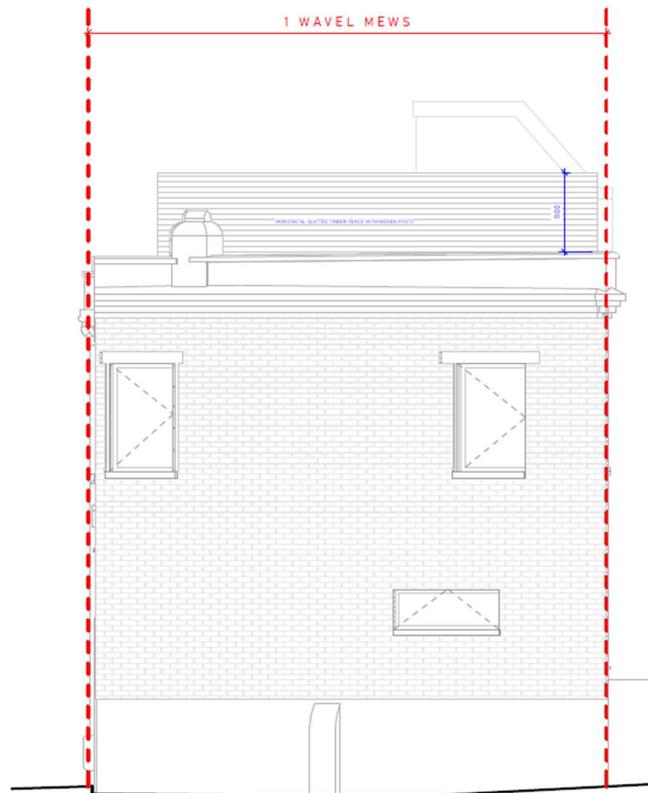


Figure 10: Proposed Side elevation

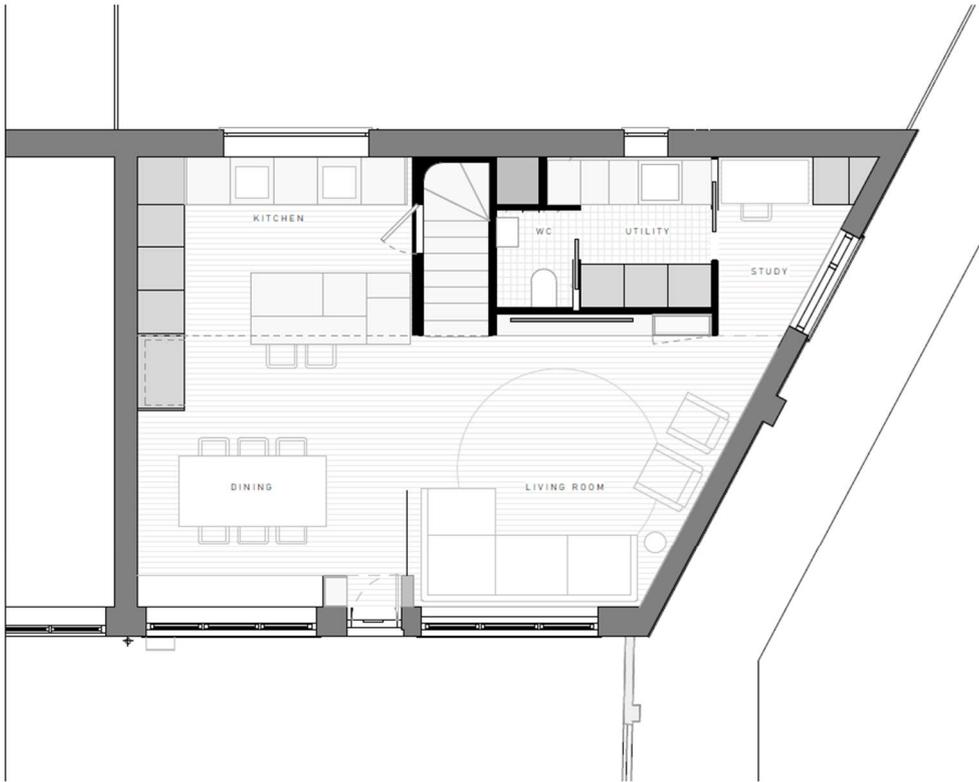


Figure 11: Existing Ground Floor Plan

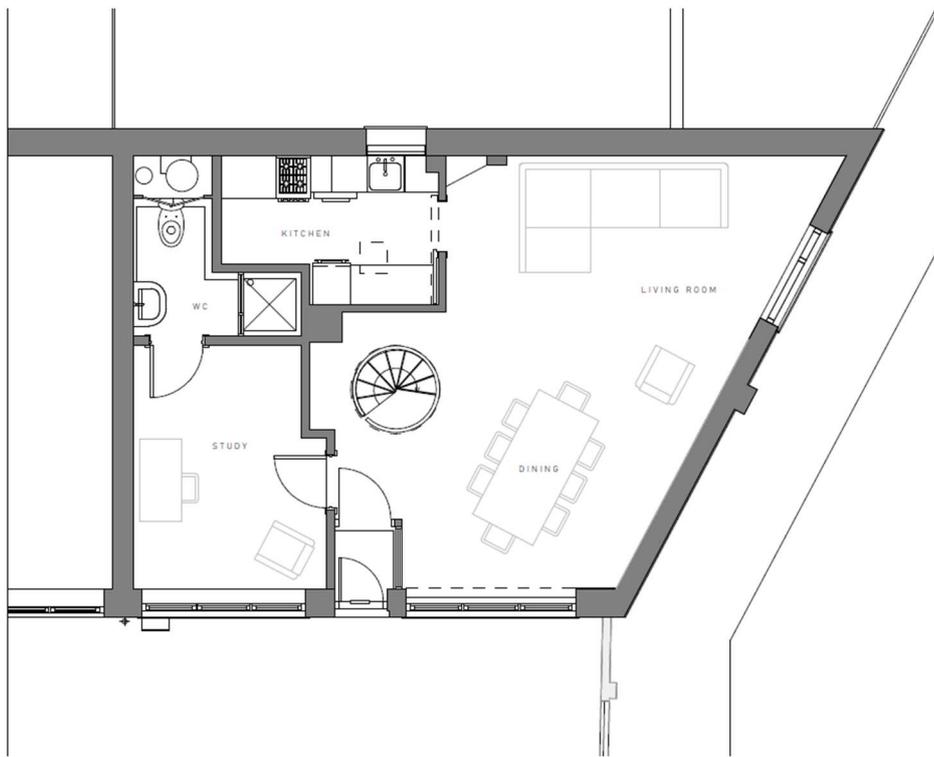


Figure 12: Proposed Ground Floor Plan

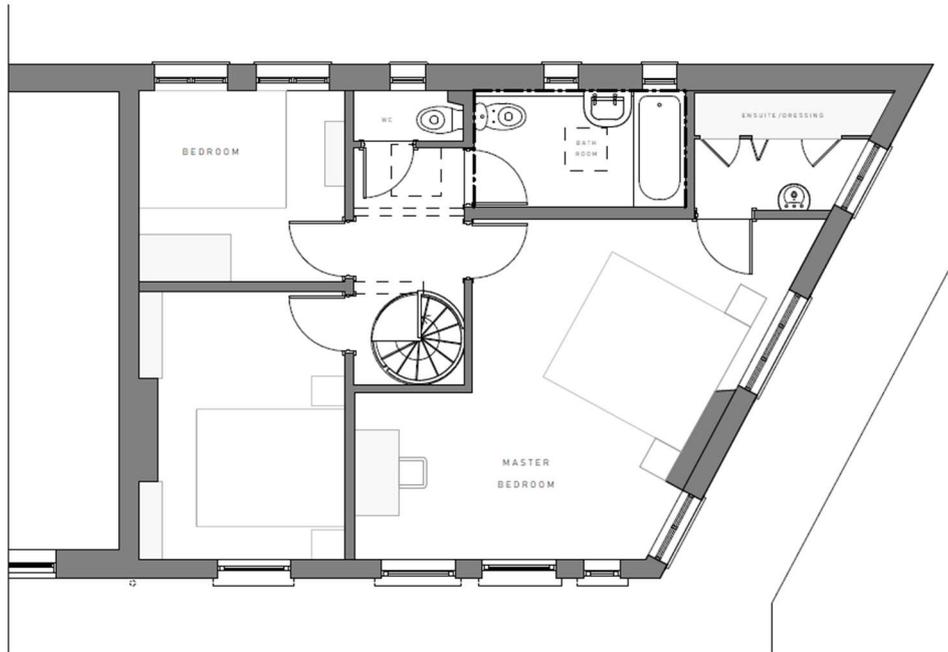


Figure 13: Existing First Floor Plan



Figure 14: Proposed First Floor Plan

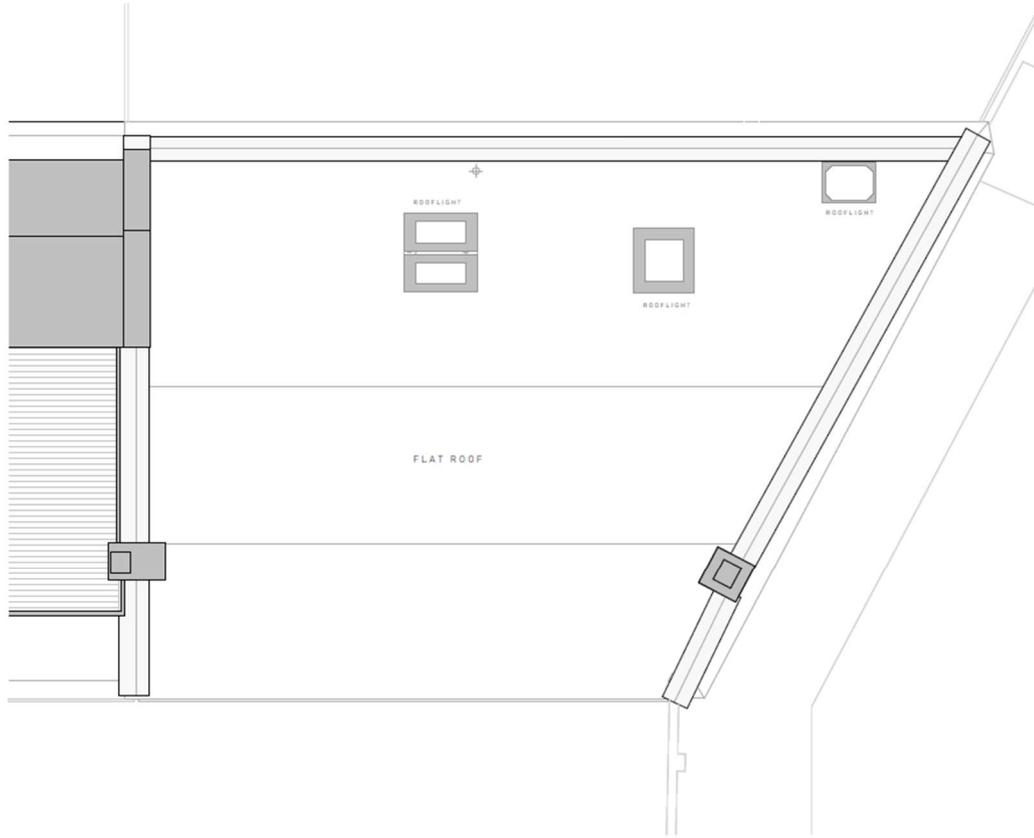


Figure 15: Existing Roof Pan

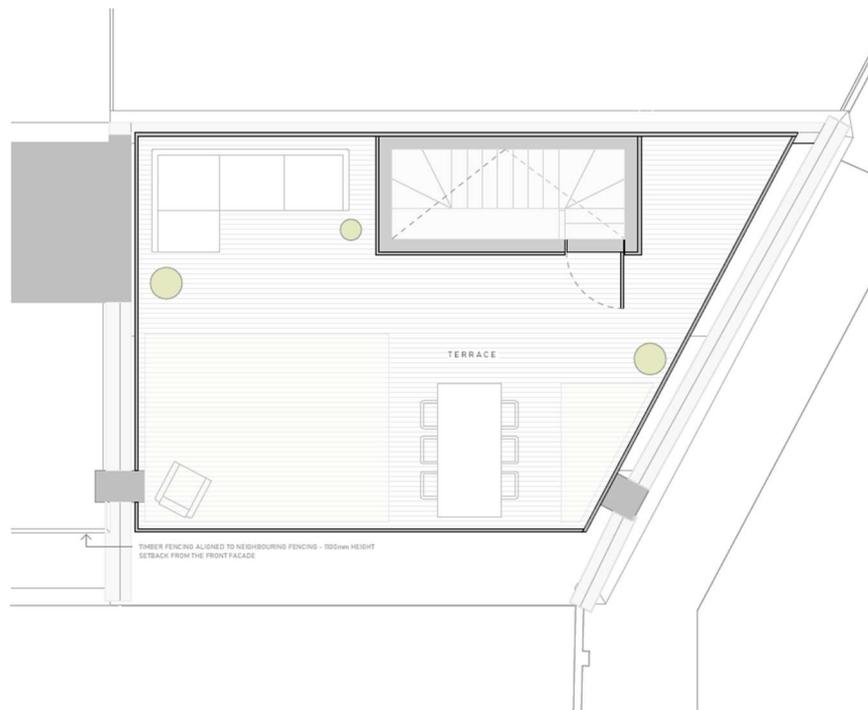


Figure 16: Proposed Roof Pan

Application ref: 2025/4549/P
Contact: Henry Yeung
Tel: 020 7974 3127
Email: Henry.Yeung@camden.gov.uk
Date: 12 March 2026

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

CJOK Architects
58 Trumpington Road
London
E7 9EJ
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**1 Wavel Mews
London
NW6 3AB**

DECISION

Proposal:

Addition of a roof terrace with external fencing on the existing flat roof; replacement of all existing windows, with three openings to be closed or relocated and two new openings introduced.

Drawing Nos: 1WM-(EX)100-P01; 1WM-(EX)103-P01; 1WM-(EX)001-P01; 1WM-(EX)010-P01; 1WM-(EX)101-P01; 1WM-(EX)300-P01; 1WM-(EX)1WM-(PL)101-P01301-P01; 1WM-(EX)302-P01; 1WM-(PL)101-P01; 1WM-(PL)300-P01; 1WM-(PL)302-P02; 1WM-(PL)010-P01; Design and Access statement; 1WM-(PL)100-P02; 1WM-(PL)103-P02

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 1WM-(EX)100-P01; 1WM-(EX)103-P01; 1WM-(EX)001-P01; 1WM-(EX)010-P01; 1WM-(EX)101-P01; 1WM-(EX)300-P01; 1WM-(EX)1WM-(PL)101-P01301-P01; 1WM-(EX)302-P01; 1WM-(PL)101-P01; 1WM-(PL)300-P01; 1WM-(PL)302-P02; 1WM-(PL)010-P01; Design and Access statement; 1WM-(PL)100-P02; 1WM-(PL)103-P02

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including materials and sections at 1:10 of all windows (including jambs, head and cill) and the replacement front door

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 2 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 5 Biodiversity Net Gain (BNG) Informative (1/3):
The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:
(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this will not require the approval of a BGP before development is begun because it is a Householder Application.

- 6 Biodiversity Net Gain (BNG) Informative (2/3):
+ Summary of transitional arrangements and exemptions for biodiversity gain condition
The following are provided for information and may not apply to this permission:
 1. The planning application was made before 12 February 2024.
 2. The planning permission is retrospective.
 3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
 4. The permission is exempt because of one or more of the reasons below:
 - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.

- It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
- The application is a Householder Application.
- It is for development of a "Biodiversity Gain Site".
- It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
- It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

7 Biodiversity Net Gain (BNG) Informative (3/3):

+ Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

+ The effect of section 73(2D) of the Town & Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

+ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

Chief Planning Officer

DRAFT

DECISION

| | | | | |
|---|---------------------------------|-----------------------|-------------------------------------|------------|
| Delegated Report | | Analysis sheet | Expiry Date: | 20/01/2026 |
| | | N/A / attached | Consultation Expiry Date: | 28/12/2025 |
| Officer | | | Application Number(s) | |
| Henry Yeung | | | 2025/4549/P | |
| Application Address | | | Drawing Numbers | |
| 1 Wavel Mews London NW6 3AB | | | Refer to Draft Decision Notice | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | |
| | | | | |
| Proposal(s) | | | | |
| Addition of a roof terrace with external fencing on the existing flat roof; replacement of all existing windows, with three openings to be closed or relocated and two new openings introduced. | | | | |
| Recommendation(s): | Grant planning permission | | | |
| Application Type: | Householder planning permission | | | |

| | | | | | | |
|--|--|-----------|------------------|-----------|-------------------|-----------|
| Conditions or Reasons for Refusal: | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | |
| Consultations | | | | | | |
| Adjoining Occupiers: | No. notified | 00 | No. of responses | 00 | No. of objections | 00 |
| Summary of consultation responses: | <p>Site Notices were displayed on the 28/11/2025, expiring on 22/12/2025.</p> <p>A press notice was advertised on 04/12/2025, expiring on 28/12/2025.</p> <p>No response was received from any neighbouring occupiers</p> | | | | | |
| <p>The Combined Residents Association of South Hampstead (CRASH)</p> <p><i>Note: Planning officer response in italics</i></p> | <p>CRASH is concerned about the increasing proliferation of roof terraces within the conservation area. This trend appears to conflict with the Council's stated position that streetscenes should remain unimpaired by roof alterations that affect the existing roofline. In Wavel Mews in particular, there has been little evident enforcement of this policy over several years. As a result, a number of properties now have roof terraces with balustrades that lack consistency in design and appearance.</p> <p>The current application proposes fencing in a style and colour similar to that at 3 Wavel Mews. However, this differs from the trellis-style balustrade at No. 2, further contributing to visual inconsistency within the terrace.</p> <p>The property occupies an end-of-terrace position, meaning both the front and east side elevations are visible from the street. This increases the visual impact of the proposal and draws greater attention to the introduction of modern balustrading on period properties. The impact is particularly pronounced on the side elevation, where the balustrade would sit behind the existing stuccoed parapet, creating an unattractive and incongruous appearance when viewed from the street.</p> <p>The submitted plans do not include specific dimensions, making it unclear how high the proposed fencing would be or how far it would be set back from the roof edge. In other cases within the Mews, the Council has required a setback of at least 1.5 metres. The applicant should therefore be asked to provide detailed dimensional drawings to clarify the height and setback of the proposed structure.</p> <p>Finally, the application includes the installation of an air conditioning unit on the roof. Further information should be provided regarding anticipated noise levels and the measures proposed to mitigate potential disturbance.</p> <p><i>Officer response:</i></p> <p><i>Following the concerns raised above, amended plans have been submitted to address the issues relating to scale and visual impact. The proposal has been revised to reduce the overall scale of the roof terrace enclosure, thereby lessening its prominence within the street scene.</i></p> | | | | | |

| | |
|--|--|
| | <p><i>Importantly, the balustrade has now been set back a minimum of 1.5 metres from the eaves. This setback is consistent with requirements applied elsewhere within Wavel Mews, ensuring that the structure will be of limited visibility from street level, thereby negating its impact on the existing roofline and the character and appearance of the conservation area.</i></p> <p><i>It should be noted that an originally proposed air conditioning unit has now been omitted from the scheme. Revised drawings have been submitted confirming that no plant is proposed as part of this application. Accordingly, concerns relating to potential noise and associated disturbance no longer arise.</i></p> <p><i>It is considered that these amendments overcome the previous concerns regarding visual intrusion and alignment with established guidance within the Mews.</i></p> |
|--|--|

Site Description

The application site comprises a two storey mews property located within Wavel Mews, NW6. Wavel Mews is a predominantly residential mews characterised by modest scale buildings with consistent parapet lines and simple brick facades. The site is situated within the South Hampstead Conservation Area. The property is not listed.

Properties along Wavel Mews do not benefit from traditional rear gardens. As a result, a number of buildings within the mews have formed roof terraces at roof level to provide private outdoor amenity space. Several of these are enclosed by balustrades or fencing and are visible to varying degrees from the public realm.

The surrounding area is residential in character, with properties on Acol Road located approximately 23 metres to the north of the site.

Relevant History

The application site has no planning history

Roof terraces have been granted at other addresses in Wavel Mews as follows:

2022/2242/P – 7 Wavel Mews, London NW6 3AB: Erection of a roof access structure and balustrade to facilitate use of the flat roof as a roof terrace (granted 18 July 2022).

2014/6739/P – 3 Wavel Mews, London NW6 3AB: Erection of a roof terrace (granted 6 November 2014).

Relevant policies

National Planning Policy Framework (2024)

London Plan (2021)

Camden Local Plan (2017)

- A1 Managing the impact of development
- D1 Design
- D2 Heritage

Camden Planning Guidance

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Home Improvements (2021)

South Hampstead Conservation Area Appraisal and Management Strategy

1. Proposal

- 1.1. Planning permission is sought for the creation of a roof terrace with fencing around on the existing flat roof.
- 1.2. The proposed roof terrace would be formed on the existing flat roof and would incorporate slatted timber fencing with a height of 1.1 metres. The fencing would be set back 1.5 metres from the eaves and positioned behind the existing side parapet wall.
- 1.3. The window replacement works include alterations to both the front, side and rear elevations.. The proposed works include the replacement of the existing front entrance door and the infilling of one window at first-floor level on the front elevation. To the rear elevation, three existing windows would be bricked up, comprising two at first-floor level and one at ground-floor level, and two new openings would be introduced at ground-floor level. In addition, one existing opening on the side elevation would be bricked up.

Revisions during the course of the application:

- 1.4. During the course of the application an air conditioning unit which was shown on the roof has been removed from the proposals. No plant is proposed as part of this application.

2. Planning Considerations

- 2.1. The key considerations material to the determination of this application are as follows:

- Design and Conservation
- Impact on neighbouring amenity

3. Design and Conservation

- 3.1. Policy D1 requires development to respect local context and character. Policy D2 requires development within conservation areas to preserve or enhance their character and appearance. The South Hampstead Conservation Area Appraisal notes that roof level additions can be harmful where they disrupt consistent rooflines or introduce visually intrusive elements.
- 3.2. The use of flat roofs as roof terraces is a uniform feature of Wavel Mews. A number of the neighbouring properties have roof level amenity spaces enclosed by fencing or balustrades. Notably, roof terraces have been approved at 7 Wavel Mews (2022/2242/P) and 3 Wavel Mews (2014/6739/P) (see 'Planning History' above). In addition, Nos. 9 and 10 Wavel Mews, which are end of terrace properties, feature roof terraces that are clearly visible from the street. These permissions and the existing roof terraces establish a clear precedent for the principle of roof terraces within the mews.
- 3.3. Due to the proposed fencing being set back 1.5 metres from the eaves and positioned behind the side parapet wall, the proposal will have limited visibility from the public realm and it will not harm the appearance of the site or the Mews in the public domain. The 1.1 metre high slatted timber fencing mirrors the design and setback approach approved at Nos. 3 and 7 Wavel Mews. As such, the terrace would therefore respect the character and appearance of the mews and preserve the significance of the South Hampstead Conservation Area.
- 3.4. Those windows to be retained are to be replaced with new windows of matching proportions, detailing and materials, designed to preserve the character and appearance of the host building. In addition to the replacement windows, certain windows are to be relocated and new

windows are to be provided. On the front elevation at first-floor level, the existing four-window arrangement would be reduced to three windows, creating a composition more consistent with neighbouring properties, which typically feature two or three windows at this level. This revised fenestration pattern is considered more visually cohesive and better aligned with the character of the mews.

- 3.5. On the rear elevation, three existing openings would be bricked up on the ground floor and first floor rear elevation and two new openings introduced at ground floor level facing rear elevation. A further opening on the side elevation would also be closed. The relocated and newly formed openings have been designed to align with the proportions and rhythm of the building, ensuring a balanced and coherent appearance across both front and rear elevations. The size, proportions and materials of the replacement windows are appropriate and would enhance the overall appearance of the building.
- 3.6. To ensure that the finished appearance of the windows and doors preserve the heritage of the building and the character and appearance of the Conservation Area, a condition is to be attached to require the submission, approval and implementation of materials and detailed drawings.
- 3.7. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the South Hampstead Conservation Area. The proposal would preserve the character and appearance of the Conservation Area and would not result in harm to its significance.

4. Impact on Neighbouring Amenity

- 4.1. Policy A1 seeks to ensure development protects the quality of life of occupiers and neighbours, with regard to privacy, outlook, daylight, sunlight and noise.
- 4.2. The roof terrace would not result in a material loss of light or outlook to neighbouring properties. Roof terraces are already an established feature within Wavel Mews and a degree of mutual overlooking is characteristic of the area. Any additional overlooking would be limited by the setback of the fencing and the existing spatial relationships between buildings.
- 4.3. Properties on Acol Road are located approximately 23 metres from the site, which is sufficient to ensure no harmful overlooking would occur.
- 4.4. The proposed window alterations would not give rise to unacceptable overlooking or loss of privacy. In some instances, the blocking up or relocation of openings would reduce existing overlooking. Overall, the development would not result in significant adverse impacts on neighbouring amenity.

5. Conclusion

- 5.1. The proposed roof terrace and associated alterations are considered to preserve the character and appearance of the South Hampstead Conservation Area and would not result in unacceptable harm to neighbouring amenity.
- 5.2. The proposal accords with Policies A1, D1 and D2 of the Camden Local Plan 2017, the London Plan 2021 and the National Planning Policy Framework 2024.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 16th March 2026, nominated members will advise whether they consider this

application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.